

TEXAS TRANSPORTATION COMMISSION

LIVE OAK County

MINUTE ORDER

Page 1 of 1

CORPUS CHRISTI District

In George West, on US 281, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 184, at Page 67, Deed Records of Live Oak County, Texas.

A portion of the land, described in Exhibit A, (the tract) is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in real property no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

George West Independent School District has the authority to condemn the tract and has submitted an offer of \$37,000.

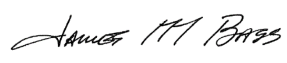
The commission finds \$37,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to George West Independent School District for \$37,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

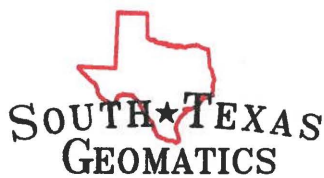
Recommended by:

DocuSigned by:  
  
A36629BA547D4BD...  
Executive Director

115733 APR 30 2020

Minute	Date
Number	Passed

Stacy L. Little  
R.P.L.S. No. 6163  
southtexasgeo@gmail.com



P.O. Box 144  
Calliham | Texas 78007  
(361) 449 - 0327

Land Surveying & Mapping

Texas Firm No. 10186900

(Definitions, Abbreviations & Record Calls Shown in Parenthesis)

The State of Texas §  
County of Live Oak §

GWISD  
3.70 Acres

**DESCRIPTION OF 3.70 ACRES**, more or less, being out of a called 5.33 acres described in a Deed from George West Independent School District to the State of Texas, dated February 16<sup>th</sup>, 1960, recorded in Volume 184, Page 67 et sequentia (et seq.) of the Deed Records of Live Oak County, Texas, said 3.70 acres being within the Jose De Jesus Rodrigues Survey No. 22, Abstract No. 412, Live Oak County, Texas, and having a bearing basis derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on February 27<sup>th</sup>, 2019, with all other bearings relative thereto;

**BEGINNING** at a 1 inch diameter iron pipe found leaning on or near the northwest boundary of a called 24.22 acre tract (being the parent tract of said 5.33 acre tract) described in a Warranty Deed with Vendor's Lien from W. A. Smith and wife, Vivian Smith to George West Independent School District, dated August 10<sup>th</sup>, 1949, recorded in Volume 129, Page 429 et seq. of the Deed Records of Live Oak County, Texas, being the west corner of said 5.33 acre tract, being on or near the southeast boundary of a called 0.844 acres described Executor's Deed from Elisa Miller, Independent Executrix of the Estate of Bret J. Miller to Elisa Miller, dated January 14<sup>th</sup>, 2008, recorded in Volume 118, Page 144 et seq. of the Official Records of Live Oak County, Texas, for the west corner and **POINT OF BEGINNING** of this tract; from **WHENCE** Concrete Marker Post No. 5 found leaning for the north corner of Lot No. 200 in Block "A" of the George West Ranch Subdivision, as per plat recorded in Volume V, Page 38 et seq. of the Deed Records of Live Oak County, Texas, bears South 53° 49' 05" West, a distance of 4,014.63 feet;

**THENCE** North 53° 48' 26" East, (North 53° 59' East), along or near the northwest boundary of said 24.22 acre tract, with the northwest boundary of said 5.33 acre tract, passing at or near the east corner of said 0.844 acre tract, being at or near the south corner of a called 0.904 acre tract described in a Deed from W. H. Striebeck, Jr. and wife, Hulda H. Striebeck to Haskell A. Christian, dated November 8<sup>th</sup>, 1961, recorded in Volume 190, Page 123 et seq. of the Deed Records of Live Oak County, Texas, and continuing along same course, passing at or near the east corner of said 0.904 acre tract, being at or near the south corner of a called 0.603 acres described in a General Warranty Deed from Bridgett Goodwin Moffatt to Lori T. Corse and George F. Corse, dated November 7<sup>th</sup>, 2017, recorded in Volume 362, Page 901 et seq. of the Official Records of Live Oak County, Texas, and continuing along same course for a total distance of **352.37 feet** to a point on or near the northwest boundary of said 24.22 acre tract, being on the northwest boundary of said 5.33 acre tract, being on or near the southeast boundary of said 0.603 acre tract, for the north corner of this tract; from **WHENCE** a 1 inch diameter iron pipe found bent and leaning for the north corner of said 5.33 acre tract, bears North 53° 48' 26" East, a distance of 33.41 feet;

**THENCE** crossing and passing through said 5.33 acre tract, being the northeast end of said original 24.22 acre parent tract, the following three (3) calls:

1. **South 36° 09' 52" East**, running parallel and 33.41 foot southwest of the northeast boundary of said 5.33 acre tract, a distance of **250.04 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for an exterior angle corner of this tract;
2. **South 25° 52' 30" East**, a distance of **309.58 feet** to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for an east corner of this tract;
3. **South 55° 36' 37" West**, a distance of **134.68 feet** to a point in the concrete base near a 3" diameter pipe corner fence post, being on a southwest boundary of said 5.33 acre tract, for the south corner of this tract; from **WHENCE** a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set for an interior angle corner of said 5.33 acre tract, bears South 38° 58' 31" East, (North 38° 53' West), a distance of 92.28 feet;

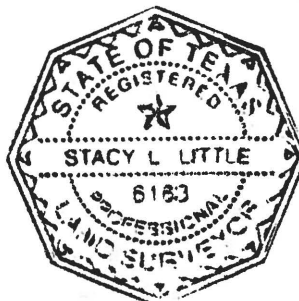
**THENCE** with the southwest boundary of said 5.33 acre tract, crossing and passing through said original 24.22 acre parent tract, and generally along a chain link fence, the following three (3) calls:

1. **North 38° 58' 31" West**, (North 38° 53' West), a distance of **60.65 feet** to a point within a 3" diameter pipe corner fence post for an interior angle corner of this tract;
2. **North 76° 06' 31" West**, (North 76° 01' West), a distance of **247.79 feet**, (247.9 feet), to a 1 inch diameter iron pipe found in concrete at a pipe corner fence post, for an exterior angle corner of this tract;
3. **North 36° 14' 22" West**, (North 36° 01' West), a distance of **299.74 feet**, (300.0 feet), to the **POINT OF BEGINNING**; said described tract containing 3.70 acres, more or less.

I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this description was prepared from an actual survey made on the ground, under my supervision. This the 8<sup>th</sup> day of March, 2019. This description is to be attached and made a part of the accompanying plat.

Stacy L. Little R.P.L.S.  
Texas Registration No. 6163

Job No. 20190004





~ LEGEND ~

- Denotes 1" iron pipe found for Property Corner, unless otherwise noted.
- Denotes 1/2" capped iron rod stamped "LITTLE 6163" set for Property Corner, unless otherwise noted.
- ⊕ Denotes Original George West Townsite 3 ft. offset concrete Monument found, unless otherwise noted.
- ⊙ Denotes 5/8" iron rod found for Property Corner, unless otherwise noted.
- x—x—x— Wire Fence
- o—o—o— Chainlink Fence
- (M) Measured Distance
- (R) Recorded Distance

NOTE : The survey drawing and all accompanying documents are the property of South Texas Geomatics & Stacy L. Little, R.P.L.S. and may not be used for any purpose unless paid for at or before the scheduled closing. Any use of the survey drawing and any accompanying documents shall be considered a theft of services and dealt with accordingly.

Certification Note: This survey as prepared has my signature in blue ink and my seal embossed along with my ink seal overlaying the embossed seal. If this survey plot and/or attached description does not have these three conditions fulfilled, it is a copy and may have been altered. South Texas Geomatics and Stacy L. Little, R.P.L.S. No. 6163 assume no responsibility for copies.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 36°06'31" W	90.96' (M)
	N 36°01' W	91.0' (R)
L2	N 38°58'31" W	152.93' (M)
	N 38°53' W	153.0' (R)
L3	S 55°36'37" W	134.68'
L4	N 38°58'31" W	60.65'

**SOUTH TEXAS GEOMATICS**  
Land Surveying & Mapping

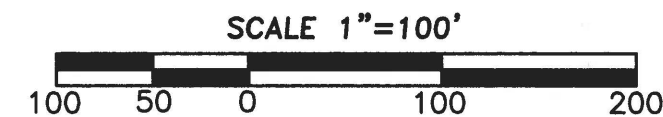
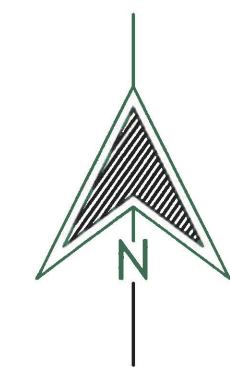
Texas Firm No. 10186900  
Stacy L. Little | R.P.L.S. No. 6163  
P.O. Box 144 | Calliham | Texas 78007  
southtexasgeo@gmail.com  
(361) 449-0327

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STATE OF TEXAS  
REGISTERED  
STACY L. LITTLE  
6163  
PROFESSIONAL  
LAND SURVEYOR

I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), under my supervision and professional diligence. This plat to be attached and made a part of the accompanying description.

PLAT SHOWING A SURVEY OF 3.70 ACRES, MORE OR LESS, BEING OUT OF A CALLED 5.33 ACRES DESCRIBED IN A DEED FROM GEORGE WEST INDEPENDENT SCHOOL DISTRICT TO THE STATE OF TEXAS, DATED FEBRUARY 16TH, 1960, RECORDED IN VOLUME 184, PAGE 67 ET SEQUENTIA (ET SEQ.) OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS AND BEING WITHIN THE JOSE DE JESUS RODRIGUES SURVEY NO. 22, ABSTRACT NO. 412, LIVE OAK COUNTY, TEXAS.



Basis of Bearings

Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on February 27th, 2019. All distances are ground distances in U. S. Survey Feet.

Surveyor's Note : This plat represents a boundary survey only, and is for the 5.33 acre tract and the 3.70 acre tract shown hereon. Always use the Texas One Call System or www.texas811.org, before performing any excavations.

Surveyor's Note : The outer boundary, and street right-of-ways, of the original townsite of George West have been reestablished from original concrete monuments found. These monuments are shown on the original plat recorded in Volume V, Page 35 of the Deed Records of Live Oak County, Texas, as being set at 3.00 foot offsets from the block corners at various locations throughout the original townsite. Eighteen monuments were set originally, as of the date of this survey only six have been recovered.

SHEET	1 OF 1
SCALE	1"=100'
DATE	3/8/19
J.O. #	20190004

	DATE	BY
FIELD WORK	3/8/19	S.L.L.
DRAFTING	3/8/19	S.L.L.
FINAL CHECK	3/8/19	S.L.L.
UP DATE		
REVISED		